

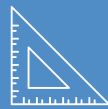


**Villager** Realty, Inc.  
Since 1973

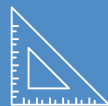
# Industrial / Office Building Lease



145 N. 15<sup>th</sup> Street  
Lewisburg, PA 17837



7,000 Warehouse Space



5,400 Office Space



Terry Conrad, Realtor®

Villager Realty, Inc.

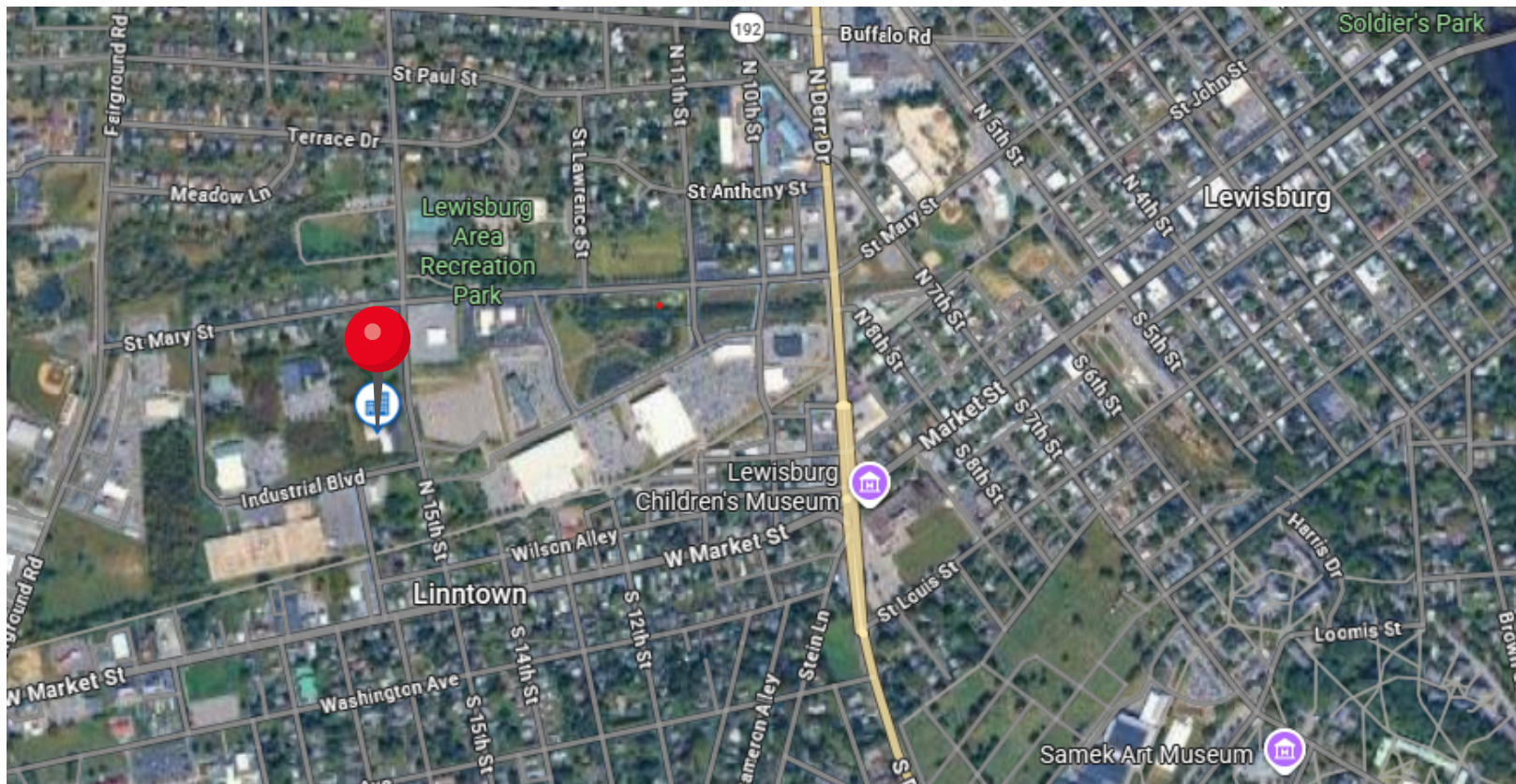
8 N. 3<sup>rd</sup> St., Lewisburg, PA 17837

Office: 570.523.3244

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# Property Summary



12,416 Total Sq. Ft.

County: Union

Municipality: E. Buffalo

Zoning: Industrial 1

Natural Gas Heat

Central Air

28 Parking Spaces including 1 ADA

## Property Summary

### Warehouse Space



7,000 Sq. Ft.

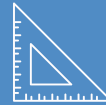


5,850 / Month  
Utilities included

#### Features:

- Climate Controlled
- 16' Ceilings
- 2 Overhead Doors: 12x12 / 8x10
- Loading Dock

### Office Space



5,400 Sq. Ft.



6,325 / Month  
Utilities included

#### Features:

- Conference Rooms
- Offices
- Larger Open Space

Warehouse and Office can be leased together or separately  
Utilities include: Trash, Electric, Water & Sewer, Gas, and Recycling

**To view the full listing, click the  
below link or scan the QR code**



145 N 15th St.





# Zoning: Industrial 1

## Permitted Uses:

### Business & Office Uses

- Professional offices
- Financial institutions (banks, lending offices)

### Commercial & Industrial

- Wholesale operations (inside a building)
- General industrial uses (inside a building)
  - Warehousing & distribution
  - Personal storage facilities
- Outdoor storage (only if connected to an approved use)

### Retail

- Retail businesses (must operate inside a building)

# Zoning: Industrial 1

## Permitted Uses:

### Public & Community Uses

- Government buildings
- Police, fire, EMS facilities
- Public service facilities

### Specialty Uses

- Wireless telecommunications
- Indoor recreation (public water & sewer required)
- Medical marijuana grower/processor or dispensary

### What Can Be Included (Accessory Uses)

- Parking & loading areas
- Signs (per Borough rules)
- Employee-only cafeteria or recreation space
- Structures clearly related to the main industrial use

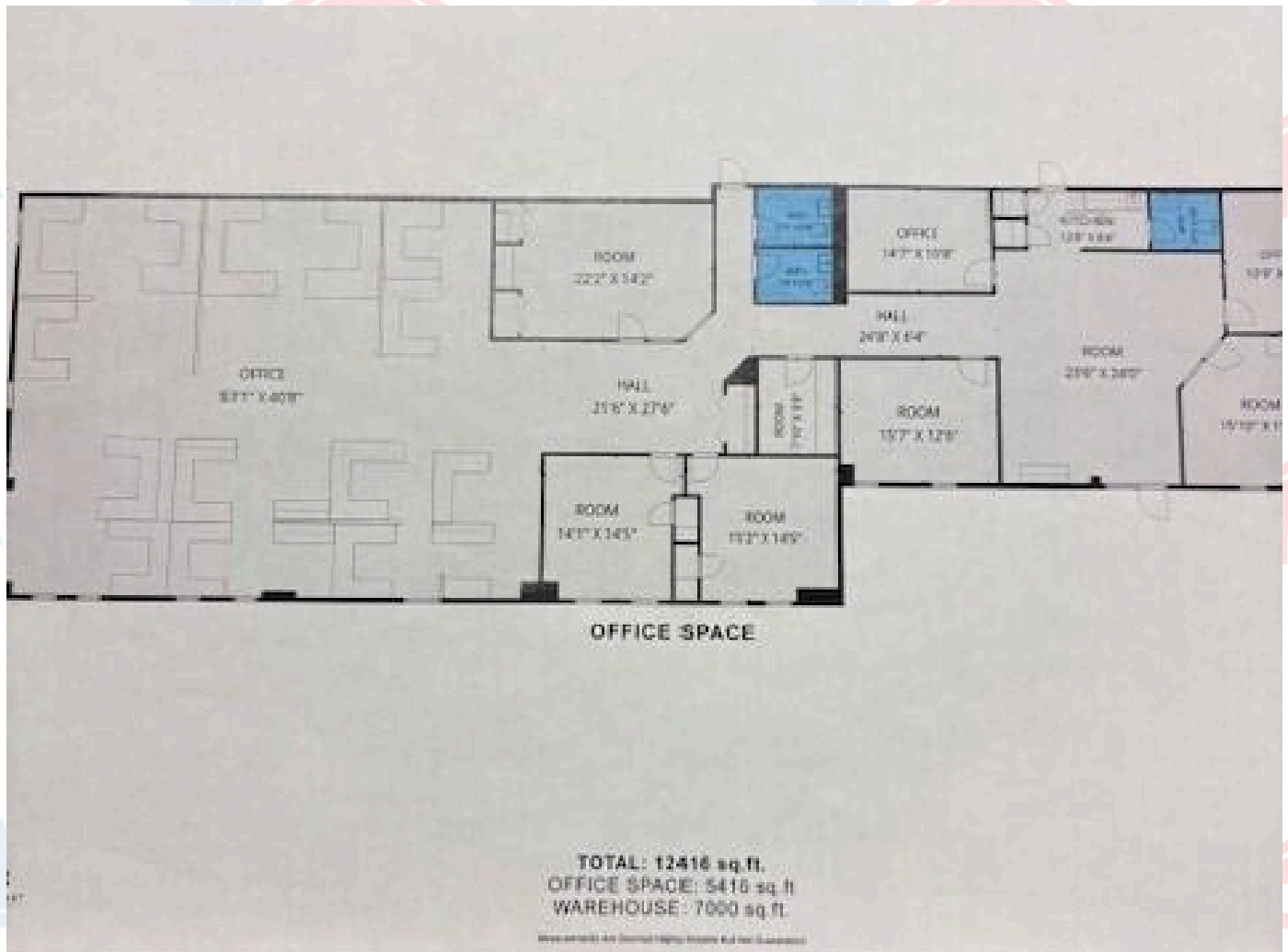
# Photo Highlights



# Floor Plan - Combined



## Floor Plan - Office



# Floor Plan - Warehouse

